



PRES COMPANIES

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Item No. 4f

Airport Area PC Amendment

PA2011-215

June 7, 2012

Via Facsimile: (949)644-3229

Planning Commission
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Newport Place Affordable Housing Amendment

Dear Planning Commissioners:

This letter concerns the proposed Amendment to Newport Place Planned Community Plan (the "Amendment") pertaining to the planned residential development in Newport Place. The PRES Companies ("PRES"), an owner in Koll Center Newport, has serious misgivings regarding the Amendment, and requests that Planning Staff vehemently oppose such Amendment.

PRES believes that Amendment is inappropriate and fails to address adequately the impact of such development to the area. There is a danger when incompatible uses are encouraged by various changes to zoning, particularly changes that were never contemplated in the original planning and development. It is not a stretch to conclude that high density residential will over burden the existing infrastructure, including both police and fire, along with stress on the existing arterial system.

Quite frankly, the Amendment fails to address fundamental elements that are vital to successful residential development, such as compatibility with neighboring developments, conflicts between land uses, proximity to public services and adverse environmental conditions.


In summary, the Amendment suffers the most basic fundamentals of a successful residential development... it is surrounded by incompatible commercial and industrial uses, affected by the noise and air pollution generated by John Wayne/Orange County Airport, lacks proximity and ease of access to schools, libraries and public parks, and such a fundamental necessity as a grocery store. The ingredients of a successful residential development are just simply lacking at Newport Place.

Thank you for your consideration.

Very Truly Yours,

THE PRES COMPANIES

BY:


BRADLEY W. SCHROTH
PresidentRECEIVED BY
COMMUNITY

JUN 07 2012

DEVELOPMENT
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